



GRASSROOTS
REALTY GROUP

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78 Midtown Boulevard SW
Airdrie, Alberta

MLS # A2253345



\$599,900

Division:	Midtown		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking, Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	DC-42
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Storage, Walk-In Closet(s)		
Inclusions:	n/a		

The most beautiful and well maintained detached home in Airdrie! . This CORNER LOT home has a perfect open-concept layout that welcomes you with new laminate flooring (2022) and abundant natural light coming through the numerous windows. This SHANE HOME is located in a Corner-Lot, providing more windows and more yard space on the side of the house. The heart of the home features a stunning kitchen equipped with stainless steel appliances, a beautiful backsplash, a huge ISLAND and a convenient pantry. A practical half bath completes the main floor. Ascending to the upper level, you'll discover the primary bedroom bathed in natural light, featuring an ensuite bathroom and a walk-in closet. Two additional spacious bedrooms with their own WALK-IN CLOSETS share a full bathroom, and the upstairs laundry adds convenience to daily living. All upper floor boasts newly installed carpeting (April 2025). The basement is UNFINISHED, equipped with 2 egress windows and rough-in for a bathroom. Developing the basement and adding 2 more bedroom could be easily done and a great investment! -----Step outside to your private oasis. A beautiful deck leads to a stunning stamped concrete pad adorned with a pergola –. There is a concrete slab perfect to install a Hot Tub (Hot Tub not included, the electrical work has been done already) or use that area as a RV PARKING, the gate to the spacious alley is already there! The landscaped front yard welcomes you with a spacious veranda. The property features a newer garage (built 2019) with an extra-high door, perfect for truck owners, while the corner lot positioning provides extended yard space and additional windows. Easy access to main roads and steps away from Gas-Station, Clinic, Tim Hortons, Schools, Pathways, Playgrounds and Midtown Lake. BOOK YOUR VIEWING TODAY

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